

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 122 | | WARREN ST, ARLINGTON |

OWNERSHIP

| OWNERSHIP | | | Unit #: | |
|-----------|-----------------------|-------|---------|------------|
| Owner 1: | MADMAX 122 REALTY LLC | | | |
| Owner 2: | | | | |
| Owner 3: | | | | |
| Street 1: | 19 AGAWAM RD | | | |
| Street 2: | | | | |
| Twn/City: | WINCHESTER | | | |
| St/Prov: | MA | Cnty: | | Own Occ: N |
| Postal: | 01890 | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|------------------------------|--------|--|
| Owner 1: | MURRAY PAUL D JR & KELLY A - | | |
| Owner 2: | - | | |
| Street 1: | 19 AGAWAM RD | | |
| Twn/City: | WINCHESTER | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 01890 | | |

NARRATIVE DESCRIPTION

This parcel contains 6,250 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1950, having primarily Aluminum Exterior and 1942 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.14348 | Total SF/SM: | 6250 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | ARLINGTON | Total: | 486,000 | Spl Credit | Total: | 486,000 |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|--------------------------------|----------------|------------|------------|----------------|
| 104 | 6250.000 | 381,400 | | 486,000 | 867,400 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.143 | 381,400 | | 486,000 | 867,400 |
| Total Parcel | 0.143 | 381,400 | | 486,000 | 867,400 |
| Source: Market Adj Cost | Total Value per SQ unit /Card: | | | 446.65 | /Parcel: 446.6 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 104 | FV | 382,000 | 0 | 6,250. | 486,000 | 868,000 | 868,000 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 298,500 | 0 | 6,250. | 516,400 | 814,900 | 814,900 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 298,500 | 0 | 6,250. | 376,700 | 675,200 | 675,200 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 281,100 | 0 | 6,250. | 328,100 | 609,200 | 609,200 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 281,100 | 0 | 6,250. | 279,500 | 560,600 | 560,600 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 264,000 | 0 | 6,250. | 273,400 | 537,400 | 537,400 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 264,000 | 0 | 6,250. | 224,800 | 488,800 | 488,800 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 274,100 | 0 | 6,250. | 213,800 | 487,900 | 487,900 | | 12/13/2012 |

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 11/18/2018 | MEAS&NOTICE | CC | Chris C |
| 1/31/2009 | Meas/Inspect | 372 | PATRIOT |
| 3/30/2000 | Inspected | 276 | PATRIOT |
| 2/29/2000 | Measured | 268 | PATRIOT |
| 11/1/1981 | | CM | |
| | | | |
| | | | |
| | | | |

Sign:
VERIFICATION OF VISIT NOT DATA
//_/

[illegible]

| | | | | | |
|--------|---------|------------|--|--------|---------|
| Total: | 486,000 | Spl Credit | | Total: | 486,000 |
|--------|---------|------------|--|--------|---------|

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Patriot
Properties Inc.

USER DEFINED

| | | |
|---|----------------|-------|
| | Prior Id # 1: | 29230 |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| 5 | Prior Id # 1: | |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| | Prior Id # 1: | |
| 8 | Prior Id # 2: | |
| | Prior Id # 3: | |
| | ASR Map: | |
| | Fact Dist: | |
| | Reval Dist: | |
| | Year: | |
| | LandReason: | |
| | BldReason: | |
| | CivilDistrict: | |
| | Ratio: | |
| | | |
| | | |

| By | Name |
|----|---------|
| C | Chris C |
| 2 | PATRIOT |
| 6 | PATRIOT |

| | |
|---|---------|
| 8 | PATRIOT |
| M | |
| | |
| | |

11

